

CASE	STOPPING LANE WIDTH	ACCELERATING LANE WIDTH	TURN DIRECTION	V (MPH)	W (ft)	S (ft)	t <sub>a</sub> (sec)	d (ft)
A	15'	15'	RIGHT	30	15	44	4.2	273
B	15'	15'	LEFT	30	30	59	4.9	304
C	15'	11'	RIGHT	40	22	51	4.3	370
D	15'	11'	LEFT	40	58	87	6.0	470
E	11'	11'	RIGHT	40	22	66	5.1	417
F	11'	11'	LEFT	40	58	102	6.5	500
G	15'	11'	RIGHT	40	22	57.3	4.9	406
H	15'	11'	LEFT	40	58.5	93.8	6.1	476
I	11'	11'	RIGHT	40	22	66.9	5.2	423
J	11'	11'	LEFT	40	58.5	103.4	6.5	500

A2	A3	A4	A5	A6	A7		
B2	B3	B4	B5				
C2	C3	C4	C5				
D2	D3						
E2	E3	E4	E5	E6	E7	E8	E9
F2	F3	F4	F5	F6	F7		
G2	G3	G4	G5	G6			
H2	H3						
I2	I3	I4	I5	I6	I7		
J2	J3	J4	J5	J6	J7		
K2	K3						
L3	L4						

A8							
B1	B6						
C1	C6						
D1							
E1	E10						
F1	F8						
G1	G7						
H1	H4						
I1							
J1	J8						
L1	L2						
M1							
K1							
N1	N2						

**ENVIRONMENTAL RECOMMENDATIONS**

- Prior to the release of any building permits the owner/operator of any Category 2 property shall obtain a Letter of Certification from the Watershed Protection and Management Department of the San Antonio Water System.
- All land uses shall be in conformance with the table of permitted uses at the time the zoning is approved by City Council. If the proposed use is listed as requiring special City Council approval the owner/operator shall apply for rezoning for that particular use. If the land use is listed as prohibited, that land use will not be permitted.
- For areas using on-site sewage facilities, the owner, prior to installation, is required to obtain approval of a site specific design (which meets Bexar County On-Site Sewage Regulation) for conditions unique to that lot. The on-site sewage facilities will be installed and maintained properly.
- Out Cows, Bear Cows, Horse's Last Laugh Pit and Pandulum Pit shall remain open with a buffer zone designed according to Sec. 34-020 (b) of Ordinance No. 81481 or other approved criteria. The calculations for determining the buffer zone around the coves shall be submitted to and approved by SAWS prior to the commencement of construction. The coves may be buffered by having the coves surrounded by a greenbelt and/or conservation easement.
- SAWS Aquifer Studies staff will work with the TNRCC and the owner/operator of the Tanco located at Stone Oak Parkway and Hubert Road in an effort to bring the site into compliance with the TNRCC approved letter dated December 21, 1995.
- All abandoned wells or improperly plugged wells shall be plugged in accordance with the San Antonio Water Code.
- All properties containing any portion of the 100-year floodplain, which have not yet been plateted shall have a 60-foot buffer zone adjacent to and outside the 100-year floodplain. The buffer zone shall consist of a no-build zone and should be left in a natural condition.
- Prior to the release of any building permits for additional developments, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
  - A Water Pollution Abatement Plan shall be submitted for each particular development/use within the area being considered for rezoning.
  - A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
  - A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan.
  - A copy of the approved Water Pollution Abatement Plan.
- Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about best management practices of pesticides and fertilizer application. Pesticides/Insecticides/Fertilizers shall be applied in accordance with the label instructions of the manufacturer (200-222-2204) or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
- The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
- The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
- If any solution openings, cracks, shrinkages, or wells are found during the excavation, construction, or testing, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 480-3066 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7392.
- The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being adhered to during and after construction of the project.

**CLEAR VISION CALCULATIONS**

From page 746 of AASHTO

$$d = 1.47 \sqrt{V} \sqrt{t_a + t_b}$$

Where:

- d = sight distance (ft)
- V = design speed of roadway (mph)
- J = sum of perception time and vehicle actuation time (sec)
- t<sub>a</sub> = time required to accelerate and traverse distance "S" determined below (sec)

$$S = D + W + L$$

Where:

- D = distance from edge of pavement to front of stopped vehicle (ft)
- W = pavement width along path of crossing vehicle (ft)
- L = overall length of vehicle (ft)

With the distance "S" calculated, t<sub>a</sub> may be determined from Figure IX-33 located on page 748 of AASHTO. It is determined with graphical methods from the "P" curve of this graph. This curve represents a typical passenger vehicle.

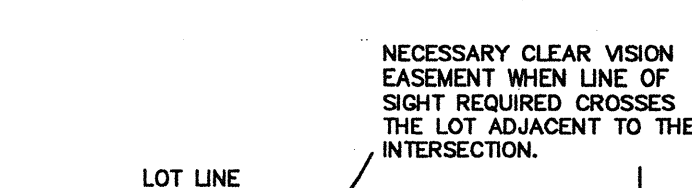
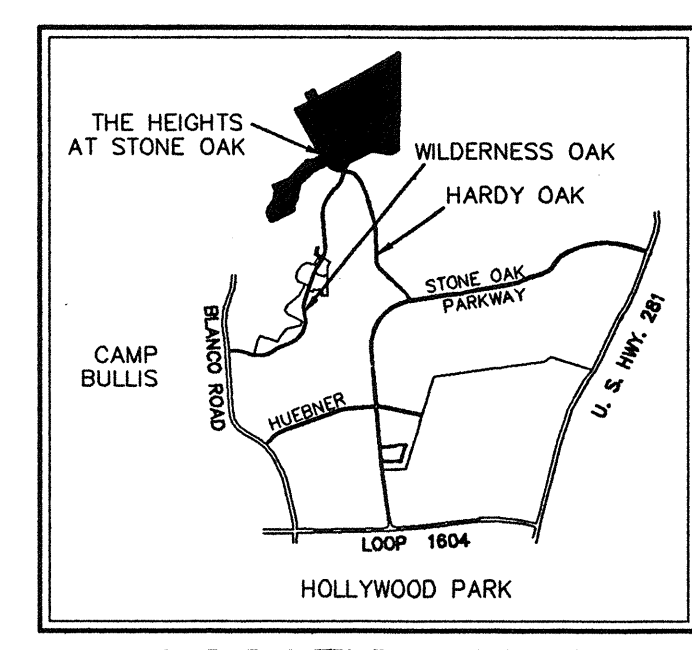
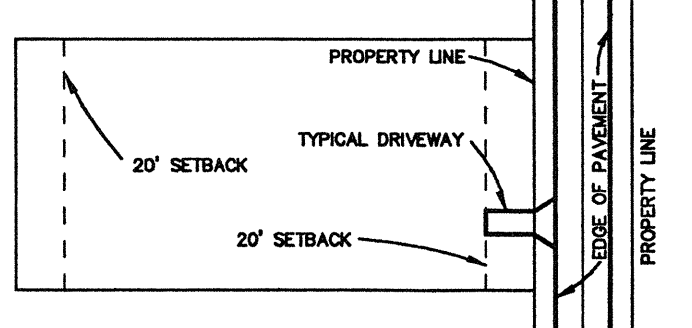
Assumptions:

- The controlling case will be the traffic crossing maneuver.
- J = 2.0 sec
- L = 19 ft
- D = 10 ft (Case A,B,C,D); D=25 ft (Case E,F); D=16.32 ft (Case G,H); D=25.86 ft (Case J)



**PUD LEGEND**

B1	INTERSECTION LABEL
---	200' AREA OF NOTIFICATION
---	POD BOUNDARY
049330000030	PROPERTY TAX ID NUMBER
CB4833	CB/NCB NUMBER
P-3A	PARCEL NUMBER



**TABLE A**

YARD REQUIREMENTS	DISTANCE
1. FRONT YARD SETBACK	20'
2. SIDEYARD SETBACK ALL LOTS	5'
3. REAR YARD SETBACK ALL LOTS	20'

SINGLE FAMILY RESIDENTIAL														MISC				TOTAL
TABLE B AREA COMPUTATIONS	POD A	POD B	POD C	POD D	POD E	POD F	POD G	POD H	POD I	POD J	POD K	POD L	TOWN H	STREET	REC GEN	OTHER	TOTAL	
TOTAL AREA (AC)	47.531	34.327	34.587	13.999	66.044	31.914	38.861	23.411	22.002	39.810	23.908	40.802	4.547	17.137	4.349	49.561	492.590	
DRIVEWAY (AC)**	1.39	0.91	0.57	0.48	0.99	0.99	1.01	0.89	0.77	1.05	0.58	0.82	0.24	-	1.75	-	0	
TOTAL STR. COVER (AC)**	8.32	5.45	3.42	2.87	5.95	5.95	6.06	4.13	4.63	6.28	3.47	5.60	0.56	17.14	0.65	-	0	
ROW (AC)	6.08	4.78	4.65	1.97	8.54	4.87	6.08	3.47	3.18	6.14	5.40	5.60	0.56	17.14	0.65	-	0	
OPEN SPACE AREA (AC)	31.76	23.18	25.52	8.69	50.56	20.10	25.71	15.12	13.42	26.34	14.46	30.69	2.32	0.00	1.20	49.56	338.63	
OPEN SPACE RATIO	66.8%	67.5%	73.8%	62.1%	76.6%	63.0%	66.2%	64.6%	61.0%	66.2%	60.5%	75.6%	51.0%	0.0%	27.6%	100%	68.8%	

\* DRIVEWAYS = 20'x20' = 400 SQ. FT. EACH LOT  
\*\* TOTAL STRUCTURAL COVER = 60'x40' = 2400 SQ. FT. EACH LOT

**TABLE C DENSITY TABLE**

	POD A	POD B	POD C	POD D	POD E	POD F	POD G	POD H	POD I	POD J	POD K	POD L	TOTAL
AREA OF PUD (AC)	47.531	34.327	34.587	13.999	66.044	31.914	38.861	23.411	22.002	39.810	23.908	40.802	416.996
DWELLING UNITS (EA)	151	99	62	52	108	108	110	75	84	114	63	67	1093
DENSITY (UNITS/ACRE)	3.18	2.9	1.8	3.7	1.6	3.4	2.8	3.2	3.8	2.9	2.6	1.7	2.6

**GATE #1 DETAIL**

# OF GATES	2
TYPE OF GATE	PIVOT ARM
MAX. CAPACITY CARS/HR./LANE	300
MANNED/MECHANICAL	MANNED
TURN AROUND RADIUS	21'
# OF LANES INTO UNIT	2
LANE WIDTH	11'
# CARS/LANE	12

**GATE #2 DETAIL**

# OF GATES	2
TYPE OF GATE	PIVOT ARM
MAX. CAPACITY CARS/HR./LANE	300
MANNED/MECHANICAL	MANNED
TURN AROUND RADIUS	21'
# OF LANES INTO UNIT	2
LANE WIDTH	11'
# CARS/LANE	12

**GATE #3 DETAIL**

# OF GATES	2
TYPE OF GATE	PIVOT ARM
MAX. CAPACITY CARS/HR./LANE	300
MANNED/MECHANICAL	MANNED
TURN AROUND RADIUS	21'
# OF LANES INTO UNIT	2
LANE WIDTH	11'
# CARS/LANE	12

**GATE #4 DETAIL**

# OF GATES	2
TYPE OF GATE	PIVOT ARM
MAX. CAPACITY CARS/HR./LANE	300
MANNED/MECHANICAL	MANNED
TURN AROUND RADIUS	21'
# OF LANES INTO UNIT	2
LANE WIDTH	11'
# CARS/LANE	12

APPROVED  
 PLANNED UNIT DEVELOPMENT  
 Planning Commission  
 City of San Antonio  
 Vice Chairman: [Signature] Date: 4/10/97  
 Secretary: [Signature] Date: 4/10/97

JOB No. **98700**

**HALLENBERGER ENGINEERING, L.C.**

DATE: MAY 15, 1998  
 DESIGNED BY: J.E.M.  
 DRAWN BY: J.E.M.  
 CHECKED BY: F.J.M.  
 SCALE: 1" = 300'  
 FILE NAME: 8700PUD

11222 SR WINSTON  
 SAN ANTONIO, TEXAS  
 (210) 349-6571  
 78216

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11-5-98	REVISED PUD A, H, K & L	LA

PLAN # **98-027**

P.U.D. PLAN

SHEET \_\_\_\_ OF \_\_\_\_

#98-027





a memo from the  
CITY of SAN ANTONIO  
*Planning Department*  
*Subdivision Office*

**TO:** Hallenberger Engineering, L.C.

**DATE:** February 24, 1999

**FROM:** L. Gonzales  
Planner I

**COPIES TO:** File

**SUBJECT:** # 98-027

Name: The Heights at Stone Oak PUD

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The plat or plan referenced above was heard by the  
on the date shown.



Planning Commission



Director

The following action was taken:



APPROVED



DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).